Davidson County	DEEDWARR
Recvd: 05/03/17 14:49	4 pgs
Fees:23.00 Taxes:11636.50	
20170503-0043870	

#33546

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 33546-03-2017	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,145,000.00. Affiant Subscribed and sworn to before me this 1st day of May, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexee Allen Saunders Ted Saunders 1103 Belle Meade Blvd Nashville, TN 37205	Fifth Third Mortgage Co. 5001 Kingsley Dr. Cincinnati, OH. 45227	Map and Parcel No.: 130 09 0 168 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David F. Arnholt and wife, Cynthia Arnholt**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexee Allen Saunders, Trustee of The Alexee Allen Saunders Trust under trust instrument dated 04/06/2012** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1103 Belle Meade Blvd, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of May, 2017.

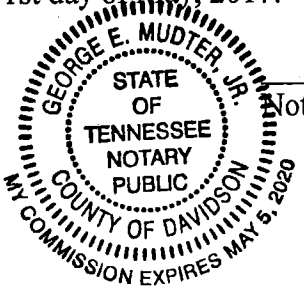
David F. Arnholt

Cynthia Arnholt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David F. Arnholt and Cynthia Arnholt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2017.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 4 of Block No. 2 and the southerly one-half of the easterly one-half of Lot No. 5 of Block No. 2 on the Plan of the Highlands of Belle Meade No. 1 of record in Book 547, page 180, Register's Office for Davidson County, Tennessee, as follows:

Said part of Lots Nos. 4 and 5 front 125 feet on the westerly side of Belle Meade Boulevard and extend back between lines measuring 300 feet each to a line in the rear measuring 127 1/2 feet, more or less thereon.

Together with a waterline easement 3 feet wide along the westerly boundary of the north one-half of the easterly one-half of Lot No. 5.

Being the same property conveyed to David F. Arnholt and wife, Cynthia Arnholt by deed dated November 6, 2009 from Anna McIntyre Shaub, married, of record in Instrument No. 20091109-0103508, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 130 09 0 168 00.
2. Belle Meade City taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 09 0 168 00.
3. All matters appearing on the Plan of record as Book 547, page 180, Register's Office for Davidson County, Tennessee.
4. Easement for water line of record in Book 936, page 479, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

